

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the fifteenth day of March 2006, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman
John Gober, Member
Michael Myszka, Member
Steven Socha, Member
Melvin Szymanski, Member

EXCUSED: Rebecca Anderson, Member
Lawrence Korzeniewski, Member

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: Robert Labenski, Town Engineer
Jeffrey Simme, Building & Zoning Inspector
John Dudziak, Deputy Town Attorney
Mary Nowak, Recording Secretary

March 15, 2006

Planning Board Members: Stanley J. Keysa, Chairman
Rebecca Anderson
John P. Gober
Lawrence Korzeniewski
Michael Myszka
Steven Socha
Melvin Szymanski

Town Board Members: Robert H. Giza
Daniel Amatura
Mark A. Montour
Ronald Ruffino, Sr.
Donna G. Stempniak

Town Engineer: Robert Labenski

Deputy Town Attorney: John M. Dudziak

Highway Superintendent: Richard L. Reese, Jr.

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held March 15, 2006. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Stanley J. Keysa
Planning Board Chairman

SJK:mn

Meeting called to order by Chair Keysa at 7:30PM. Motion was made by Melvin Szymanski to approve the minutes from the March 1, 2006 Planning Board Meeting. Motion was seconded by Michael Myszka and unanimously carried.

PLEDGE OF ALLEGIANCE

ACTION ITEMS -

SITE PLAN REVIEW - GREENFIELD MANOR INCORPORATED, 5953 BROADWAY, PROPOSED 6,000 SQ. FT. MULTI-PURPOSE ADDITION TO THE EXISTING BUILDING. PROJECT NO. 5757. CONTACT PERSON: JURGEN ARNDT

Tim Mirislov, Gordon Jones Associates presented to the Planning Board the site plan review for the proposed 6,000 sq. ft. addition to the existing Greenfield Manor at 5953 Broadway. The plan shows the one-story addition will be at the rear of the existing facility. The addition will be used as a multi-purpose space. An outdoor patio area will remain as part of the facility. Floodplain - Town Engineer Robert Labenski explained to the Planning Board the elevations of this project. He also stated that the proposed addition will be at an elevation of 698.5 feet, which is the same elevation as the existing apartments in Greenfields. The one hundred year flood plain level is 686 feet. Ventilation - A question was raised by Chair Keysa as to whether any of the existing, adjacent buildings will vent or exhaust into the new addition. Mr. Mirislov told the Planning Board that none of the existing buildings will vent or exhaust into the new addition, and that the current boiler room will continue to have an exterior wall with air intakes. The Planning Board asked that the existing, adjacent buildings be checked again to be certain of the ventilation.

DETERMINATION

Based on the information provided to the Planning Board, Steven Socha made a motion to recommend approval of the site plan to the Town Board with the following condition: Existing, adjacent buildings to be checked again for proper ventilation. Motion seconded by John Gober and unanimously carried.

OTHER MATTERS

Chair Keysa referred to Com. 3-15-12 and the attached booklet, A Citizen's Guide to Roundabouts. He asked Town Engineer Robert Labenski to look over the booklet, and make copies for the Planning Board, the Town Board, and the Town Clerk. The original booklet will be part of the Planning Board Library.

At 7:55 PM Melvin Szymanski made a motion to adjourn the meeting. Motion was seconded by Michael Myszka and unanimously carried.